

ARTICLE II

INTENT, PURPOSE AND LEGAL STATUS PROVISIONS

CHAPTER 1. INTENT AND PURPOSE

This ordinance is enacted pursuant to Title 13 of the Tennessee Code Annotated for the following purposes:

- (A) To promote and protect the public health, safety, morals, comfort, convenience, and general welfare of the people;
- (B) To divide the city and planning region into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residence, business, commercial, manufacturing, and other specified uses;
- (C) To protect the character and maintain the stability of residential, business, commercial, and manufacturing areas within the planning region, and to promote the orderly and beneficial development of such areas;
- (D) To provide adequate light, air, privacy, and convenience of access to property;
- (E) To regulate the intensity of open spaces surrounding buildings that are necessary to provide adequate light and air and protect the health.
- (F) To establish building lines and the location of buildings designated for residential, business, commercial, manufacturing, or other uses within such lines;
- (G) To fix reasonable standards to which buildings or structures shall conform;
- (H) To prohibit uses, buildings, or structures which are incompatible with the character of development or the permitted uses within specified zoning districts;

- (I) To restrict such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder;
- (J) To limit congestion in the public streets and to protect the public health, safety, convenience, and general welfare by providing for the off-street parking of motor vehicles and for the loading and unloading of commercial vehicles;
- (K) To provide protection against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort, and general welfare;
- (L) To prevent overcrowding of land and undue concentration of structures so far as is possible and appropriate in each district by regulating the use and the bulk of buildings in relation to the land surrounding them;
- (M) To conserve the taxable value of land and buildings throughout the planning region;
- (N) To provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the districts in which they are respectively located and which are adversely affecting the development and taxable value of property in each district;
- (O) To define and limit the powers and duties of the administrative officers and bodies as provided herein;
- (P) To protect and in general allow for the beneficial uses of property.
- (Q) These general purposes include the specific purposes stated in the various chapters throughout this ordinance.